
TO: CITY MANAGER **DATE:** 2016 November 30

FROM: DIRECTOR FINANCE **FILE:** 4500-01

SUBJECT: 5970 BERESFORD STREET

PURPOSE: To seek Council approval for the Engineering Department to use the City-owned warehouse facility at 5970 Beresford Street from 2016 December to 2017 December.

RECOMMENDATION:

1. **THAT** Council approve Engineering's use of the City-owned warehouse facility at 5970 Beresford Street for the period 2016 December through to 2017 December, subject to the terms and conditions as outlined in this report.

REPORT

5970 Beresford Street was purchased by the City in 2013 November and is comprised of two adjoining warehouses addressed as 6050 Beresford and 5970 Beresford. It was acquired as part of the Parkland Acquisition Program as specified within the Royal Oak Community Plan area and is currently zoned as M2 Industrial. The area is slowly transitioning to a medium density multiple-family residential area with ground-oriented townhouses. At the time of purchase the appraisal indicated that the industrial buildings had a remaining physical life in excess of 25 years.

In 2014 June Council approved use by the Engineering and Parks, Recreation and Cultural Services Department of the 16,760 square feet building at 6050 Beresford address for storage purposes.

The 5970 Beresford side of the building was constructed in 1967. It is concrete block construction with a two storey office section at the front of the building consisting of about 800 square feet on each floor. There is a reception office, three private offices and two, two piece washrooms on the main floor. The warehouse area is about 8,800 square feet. Restrictions placed upon the long-term use of the building limit leasing opportunities. The site has been leased on an infrequent basis through the City's Film Liaison Office by film companies requiring short term space for set decoration/construction.

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The Engineering Department is in need of the warehouse space to facilitate distribution of LED lighting to the City's contractor under Phase 3 of the LED lighting program. The City currently has no other vacant warehouse space available. Finance have facilitated Engineering's request for temporary access to the building as the lighting contractor has started work and needed a dry assembly area to sort the lighting fixtures.

It is recommended that the Engineering Department be authorized to use this space at 5970 Beresford Street through the final phase of the LED program which is scheduled to complete 2017 December. Engineering will be responsible for: heating, lighting, alarm, security, utility, building and landscape maintenance, fence repairs and the prompt removal of any graffiti etc. The use of the property must also remain compliant with M2 zoning which does not permit exterior storage.

Planning staff are in agreement with the use of this building space through to 2017 December. Continued use will be reviewed on an annual basis and Council will be informed of any changes.



Denise Jorgenson
DIRECTOR FINANCE

DJ:RR/ml

Copied to: City Manager
Director Engineering
Director Planning and Building
Director Parks, Recreation and Cultural Services
Chief Licence Inspector